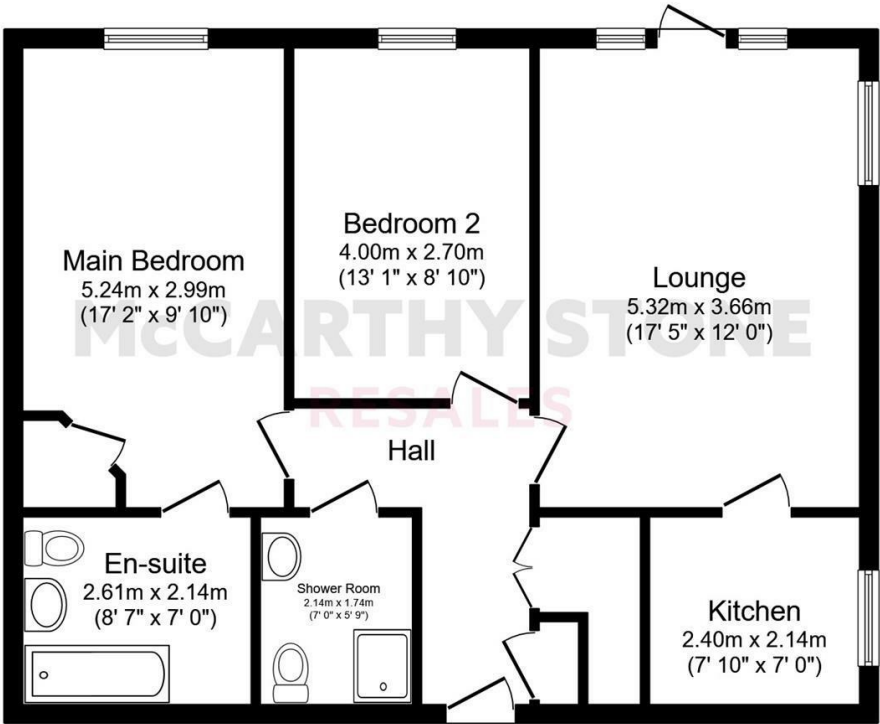


32 Humphrey Court

The Oval, Stafford, ST17 4SD



Asking price £250,000 Leasehold

****LUXURY TWO BEDROOM RETIREMENT APARTMENT WITH EN-SUITE BATHROOM LOCATED IN AN END POSITION ON THE TOP FLOOR**** McCarthy & Stone Resales are delighted to offer this highly desirable two bedroom apartment within our prestigious Humphrey court development.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Humphrey Court, The Oval, Stafford, ST17 4SD

Humphrey Court

Humphrey Court is located in the heart of Stafford. Founded during the Anglo Saxon period, Stafford now offers a modern range of shops and services nestled among the Elizabethan buildings that are so prevalent in the county town. There is a wide range of national and independent shops on the high street, combined with the Guildhall Shopping Centre also in the town centre. These are complemented by the Indoor Market, which hosts markets four days a week and a monthly farmers market, a popular choice with those seeking local produce. Less than a mile from Humphrey Court is Victoria Park. This 13 acre Edwardian park, offers riverside walks and a bowling green, whilst the popular tourist attraction of Shrugborough Hall lies 5 miles from Stafford and perfect for a relaxing day out. Humphrey Court has been designed and constructed for modern living. The apartments boast a walk in laundry cupboard with washer/dryer, underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobes (in selected apartments). The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a



condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hallway

Front door with letter box and spy hole opens into an expansive L shaped hallway. The security door entry system, 24-hour emergency response pull cord system and mains wired smoke detector are located here. Doors off lead to the living room, both bedrooms, cloakroom and to a storage cupboard which houses the hot water system and a washing/ dryer machine.

Lounge

Oak effect part glazed panel door leads to a large rectangular shaped dual aspect lounge with widow to the side and a Juliette balcony enjoying a west facing outlook. Feature fireplace with inset electric fire. Ceiling light fitting. TV point with Sky+ connectivity. Telephone point. A further oak effect part glazed door leads to the kitchen.

Kitchen

Fitted kitchen with a range of wall and base units with granite styled work surfaces with matching up stand. Integrated Hot Point oven with space for a microwave above. Four ringed Hot Point hob with chrome extractor hood above. Stainless steel sink unit with single drainer and mixer tap with window over. Tiled floor.

Master Bedroom

A large master bedroom with a walk in wardrobe and door to a large en-suite bathroom. Central ceiling light/fan fitting. TV point. Telephone point. Full length double glazed window with half opener.

En-Suite bathroom

A modern fully tiled en-suite bathroom comprising white suite with bath and shower over with grab rails; Vanity unit with inset wash hand basin and mirror and



2 bed | £250,000

shaver point above; WC with concealed cistern; Ceiling light; Emergency pull cord.

Bedroom Two

This is a spacious second double bedroom. It has a central ceiling light fitting. TV point. Power points. Floor to ceiling window with half opener. Currently used as a study/dining room.

Shower room

Fully tiled shower room with double size shower unit. Wall hung wash hand basin with fitted mirror above including shaver point. WC with concealed cistern. Heated towel rail. Emergency pull cord.

Service charge details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £3,618.48 per annum (up to financial year end 30/09/2025).

Lease Information

Lease: 999 years from 1st June 2015
Ground rent of £495 per annum
Ground rent review: 1st June 2030

Parking

This apartment does not come with a parking space

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

